

Annual Urban Renewal Report, Fiscal Year 2015 - 2016

Levy Authority Summary

Local Government Name: WINTERSET
Local Government Number: 61G583

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
WINTERSET URBAN RENEWAL	61001	7
WINTERSET WEST COURT URBAN RENEWAL	61004	2
WINTERSET WESTEND TOWNHOMES URBAN RENEWAL	61006	1
WINTERSET CORKREAN/WATTS PLATT 2 URBAN RENEWAL	61007	2
WINTERSET CRYSTAL FALLS URBAN RENEWAL	61008	2
WINTERSET ARBOR PARK URBAN RENEWAL	61009	5
WINTERSET CEDAR WOODS URBAN RENEWAL	61010	4
WINTERSET CORKREAN/WATTS PLATT 5 URBAN RENEWAL	61011	6
WINTERSET NORTH STONE VILLAGE	61012	2
WINTERSET NELSON ACRES URBAN RENEWAL	61014	3

TIF Debt Outstanding: 12,383,222

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:	366,972	334,300	Amount of 07-01-2015 Cash Balance Restricted for LMI
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TIF Revenue:	1,029,355
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	1,029,355

Rebate Expenditures:	251,366
Non-Rebate Expenditures:	720,061
Returned to County Treasurer:	0
Total Expenditures:	971,427

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:	424,900	375,565	Amount of 06-30-2016 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:** 10,986,895

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Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET URBAN RENEWAL
 UR Area Number: 61001

UR Area Creation Date: 06/1989

UR Area Purpose: To stimulate private investment in industrial/commercial expansion and area redevelopment. To construct necessary public facilities to enhance the City's attractiveness to developers and overall redevelopment efforts.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WINTERSET CITY/WINTERSET SCH/TIF INCR	61062	61064	12,700,310
WINTERSET CITY AG/WINTERSET SCH/TIF INCR	61063	61065	0
WINTERSET CITY/WINTERSET SCH/TIF INCR	61069	61068	2,052,770
WINTERSET CITY AG/WINTERSET SCH/TIF INCR	61071	61070	46,356
WINTERSET CITY/WINTERSET SCH/AIR PORT REN TIF INCR	61098	61099	17,200
WINTERSET CITY AG/WINTERSET SCH/AIR PORT REN TIF INCR	61100	61101	67,366
WINTERSET CITY/WINTERSET SCH/URBAN RENE TIF INCR	61105	61106	7,611,600

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	268,100	3,573,800	37,025,600	4,560,600	0	-7,408	45,420,692	0	45,420,692
Taxable	119,846	1,991,802	33,323,040	4,104,540	0	-7,408	39,531,820	0	39,531,820
Homestead Credits									20

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: -33,158 0 **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 762,042
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 762,042

Rebate Expenditures: 47,290
 Non-Rebate Expenditures: 698,090
 Returned to County Treasurer: 0
Total Expenditures: 745,380

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: -16,496 0 **Amount of 06-30-2016 Cash Balance Restricted for LMI**

Projects For WINTERSET URBAN RENEWAL

Barker Implement

Description:	Barker Implement acquisition & expansion
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

Johnston Lawn Care

Description:	Johnston Lawn Care new building
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Agriland FS

Description:	Agriland FS expansion
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

Grip Tite Mfg. 2007

Description:	Grip Tite Mfg. 2007 expansion
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Grip Tite Mfg. 2003

Description:	Grip Tite Mfg. 2003 expansion
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

Grip Tite Mfg. 2005

Description:	Grip Tite 2005 warehouse
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Breeding Hardware

Description:	Breeding Hardware acquisition & expansion
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

Simon Welding

Description:	Simon Welding expansion
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Library Project

Description:	Library Project
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

2009 Streetscape

Description:	2009 Streetscape Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2007 Streetscape

Description:	2007 Streetscape Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2008 Streetscape

Description:	2008 Streetscape Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2006 Streetscape

Description:	2006 Streetscape Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Hy-Vee Store

Description:	Hy-Vee grocery store development
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Agrivision John Deere

Description:	John Deere dealership development
Classification:	Agribusiness

Physically Complete:	Yes
Payments Complete:	No

2014 Streetscape

Description:	2014 Streetscape Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For WINTERSET URBAN RENEWAL

Barker Implement Dev. Agr.

Debt/Obligation Type:	Rebates
Principal:	10,272
Interest:	0
Total:	10,272
Annual Appropriation?:	Yes
Date Incurred:	12/04/2010
FY of Last Payment:	2016

Johnston Lawn Care Dev. Agr.

Debt/Obligation Type:	Rebates
Principal:	13,184
Interest:	0
Total:	13,184
Annual Appropriation?:	Yes
Date Incurred:	04/11/2006
FY of Last Payment:	2018

Agriland FS Development Agr.

Debt/Obligation Type:	Rebates
Principal:	118,793
Interest:	0
Total:	118,793
Annual Appropriation?:	Yes
Date Incurred:	05/22/2008
FY of Last Payment:	2019

Grip Tite Mfg. Dev. Agr. 2007

Debt/Obligation Type:	Rebates
Principal:	2,880
Interest:	0
Total:	2,880
Annual Appropriation?:	Yes
Date Incurred:	03/05/2007
FY of Last Payment:	2018

2012 GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,242,000
Interest:	135,040
Total:	2,377,040
Annual Appropriation?:	No
Date Incurred:	03/29/2012
FY of Last Payment:	2022

Grip Tite Mfg. Dev. Agr. 2005

Debt/Obligation Type:	Rebates
Principal:	3,781
Interest:	0
Total:	3,781
Annual Appropriation?:	Yes
Date Incurred:	05/06/2005
FY of Last Payment:	2017

Simon Welding Development Agr.

Debt/Obligation Type:	Rebates
Principal:	7,862
Interest:	0
Total:	7,862
Annual Appropriation?:	Yes
Date Incurred:	03/07/2004
FY of Last Payment:	2016

Hy-Vee Dev. Agr.

Debt/Obligation Type:	Rebates
Principal:	504,000
Interest:	0
Total:	504,000
Annual Appropriation?:	Yes
Date Incurred:	09/12/2013
FY of Last Payment:	2027

Agrivision John Deere

Debt/Obligation Type:	Rebates
Principal:	600,000
Interest:	0
Total:	600,000
Annual Appropriation?:	Yes
Date Incurred:	05/04/2016
FY of Last Payment:	2024

2015 GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,890,000
Interest:	318,489
Total:	3,208,489
Annual Appropriation?:	No
Date Incurred:	03/12/2015
FY of Last Payment:	2028

Non-Rebates For WINTERSET URBAN RENEWAL

TIF Expenditure Amount:	47,832
Tied To Debt:	2012 GO Bond
Tied To Project:	2006 Streetscape

TIF Expenditure Amount:	152,824
Tied To Debt:	2012 GO Bond
Tied To Project:	2008 Streetscape

TIF Expenditure Amount:	98,170
Tied To Debt:	2012 GO Bond
Tied To Project:	2007 Streetscape

TIF Expenditure Amount:	142,195
Tied To Debt:	2015 GO Bond
Tied To Project:	2009 Streetscape

TIF Expenditure Amount:	12,377
Tied To Debt:	2015 GO Bond
Tied To Project:	2014 Streetscape

TIF Expenditure Amount:	244,692
Tied To Debt:	2015 GO Bond
Tied To Project:	Library Project

Rebates For WINTERSET URBAN RENEWAL

Barker Implement

TIF Expenditure Amount:	10,272
Rebate Paid To:	Barker Implement
Tied To Debt:	Barker Implement Dev. Agr.
Tied To Project:	Barker Implement
Projected Final FY of Rebate:	2016

Johnston Lawn Care

TIF Expenditure Amount:	0
Rebate Paid To:	Jeffrey Johnston
Tied To Debt:	Johnston Lawn Care Dev. Agr.
Tied To Project:	Johnston Lawn Care
Projected Final FY of Rebate:	2018

Agriland FS

TIF Expenditure Amount:	29,156
Rebate Paid To:	Agriland FS Inc.
Tied To Debt:	Agriland FS Development Agr.
Tied To Project:	Agriland FS
Projected Final FY of Rebate:	2019

Grip Tite Mfg.

TIF Expenditure Amount:	0
Rebate Paid To:	Grip Tite Mfg.
Tied To Debt:	Grip Tite Mfg. Dev. Agr. 2007
Tied To Project:	Grip Tite Mfg. 2007
Projected Final FY of Rebate:	2018

Grip Tite Mfg.

TIF Expenditure Amount:	0
Rebate Paid To:	Michael Johnson
Tied To Debt:	Grip Tite Mfg. Dev. Agr. 2005
Tied To Project:	Grip Tite Mfg. 2005
Projected Final FY of Rebate:	2017

Simon Welding

TIF Expenditure Amount:	7,862
Rebate Paid To:	Randall Simon
Tied To Debt:	Simon Welding Development Agr.
Tied To Project:	Simon Welding
Projected Final FY of Rebate:	2016

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET URBAN RENEWAL (61001)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/TIF INCR
 TIF Taxing District Inc. Number: 61064

TIF Taxing District Base Year: 0
 FY TIF Revenue First Received: 1991
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1989

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,378,700	20,909,100	4,399,600	0	-3,704	27,683,696	0	27,683,696
Taxable	0	1,325,732	18,818,190	3,959,640	0	-3,704	24,099,858	0	24,099,858
Homestead Credits									12

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	4,115,489	23,571,911	12,700,310	10,871,601	371,399

FY 2016 TIF Revenue Received: 430,324

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET URBAN RENEWAL (61001)
 TIF Taxing District Name: WINTERSET CITY AG/WINTERSET SCH/TIF INCR
 TIF Taxing District Inc. Number: 61065

TIF Taxing District Base Year: 0
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	13,700	0	0	0	0	0	13,700	0	13,700
Taxable	6,124	0	0	0	0	0	6,124	0	6,124
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	19,400	0	0	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET URBAN RENEWAL (61001)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/TIF INCR
 TIF Taxing District Inc. Number: 61068

TIF Taxing District Base Year: 0
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,297,400	0	0	0	3,297,400	0	3,297,400
Taxable	0	0	2,967,660	0	0	0	2,967,660	0	2,967,660
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	1,244,630	2,052,770	2,052,770	0	0

FY 2016 TIF Revenue Received: 70,408

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET URBAN RENEWAL (61001)
 TIF Taxing District Name: WINTERSET CITY AG/WINTERSET SCH/TIF INCR
 TIF Taxing District Inc. Number: 61070

TIF Taxing District Base Year: 0
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	103,700	0	0	0	0	0	103,700	0	103,700
Taxable	46,356	0	0	0	0	0	46,356	0	46,356
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	25,240	46,356	46,356	0	0

FY 2016 TIF Revenue Received: 1,070

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TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET URBAN RENEWAL (61001)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/AIR PORT REN TIF INCR
 TIF Taxing District Inc. Number: 61099

TIF Taxing District Base Year:	0	UR Designation	
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	65,600	0	0	0	65,600	0	65,600
Taxable	0	0	59,040	0	0	0	59,040	0	59,040
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	48,400	17,200	17,200	0	0

FY 2016 TIF Revenue Received: 406

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET URBAN RENEWAL (61001)
 TIF Taxing District Name: WINTERSET CITY AG/WINTERSET SCH/AIR PORT REN TIF INCR
 TIF Taxing District Inc. Number: 61101

TIF Taxing District Base Year:	0	UR Designation	
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	150,700	0	0	0	0	0	150,700	0	150,700
Taxable	67,366	0	0	0	0	0	67,366	0	67,366
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	44,100	67,366	67,366	0	0

FY 2016 TIF Revenue Received: 1,565

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET URBAN RENEWAL (61001)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/URBAN RENE TIF INCR
 TIF Taxing District Inc. Number: 61106

TIF Taxing District Base Year: 0

FY TIF Revenue First Received:

Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,195,100	12,753,500	161,000	0	-3,704	14,105,896	0	14,105,896
Taxable	0	666,070	11,478,150	144,900	0	-3,704	12,285,416	0	12,285,416
Homestead Credits									8

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	6,498,000	7,611,600	7,611,600	0	0

FY 2016 TIF Revenue Received: 258,269

Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET WEST COURT URBAN RENEWAL
 UR Area Number: 61004
 UR Area Creation Date: 03/1997

UR Area Purpose: To stimulate new residential development and to assist persons of low & moderate income with their housing needs.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WINTERSET CITY AG/WINTERSET SCH/WEST C'97' URBAN RENW TIF INCR	61094	61095	0
WINTERSET CITY/WINTERSET SCH/WEST CRT TIF INCR	61096	61097	0

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: 0 0 **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	0

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: 0 0 **Amount of 06-30-2016 Cash Balance Restricted for LMI**

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2016

TIF Taxing District Data Collection

Local Government Name:	WINTERSET (61G583)
Urban Renewal Area:	WINTERSET WEST COURT URBAN RENEWAL (61004)
TIF Taxing District Name:	WINTERSET CITY AG/WINTERSET SCH/WEST C'97 URBAN RENW TIF INCR
TIF Taxing District Inc. Number:	61095
TIF Taxing District Base Year:	1997
FY TIF Revenue First Received:	2000
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	03/1997

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	11,000	0	0	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WINTERSET (61G583)
Urban Renewal Area:	WINTERSET WEST COURT URBAN RENEWAL (61004)
TIF Taxing District Name:	WINTERSET CITY/WINTERSET SCH/WEST CRT TIF INCR
TIF Taxing District Inc. Number:	61097
TIF Taxing District Base Year:	0
FY TIF Revenue First Received:	2000
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	03/1997

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	0	0	0	0	0

FY 2016 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET WESTEND TOWNHOMES URBAN RENEWAL
 UR Area Number: 61006
 UR Area Creation Date: 08/2000

UR Area Purpose: To provide affordable townhouse units within the City, to stimulate new residential development, and to provide LMI housing units.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WINTERSET CITY/WINTERSET SCH/WESTEND RENE TIF INCR	61107	61108	0

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: 0 0 **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 0

Rebate Expenditures: 0
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: 0 0 **Amount of 06-30-2016 Cash Balance Restricted for LMI**

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2016

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET WESTEND TOWNHOMES URBAN RENEWAL (61006)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/WESTEND RENE TIF INCR
 TIF Taxing District Inc. Number: 61108
 TIF Taxing District Base Year: 0
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2012

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2000

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	0	0	0	0	0

FY 2016 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CORKREAN/WATTS PLATT 2 URBAN RENEWAL
 UR Area Number: 61007

UR Area Creation Date: 06/2003

UR Area Purpose: To stimulate new residential housing development and to assist low & moderate income families with their housing needs.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WINTERSET CITY AG/WINTERSET SCH/CORKREAN WATTS TIF INCR	61111	61112	0
WINTERSET CITY/WINTERSET SCH/CORKREAN WATTS TIF INCR	61113	61114	0

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,625,400	0	0	0	-3,704	4,621,696	0	4,621,696
Taxable	0	2,577,902	0	0	0	-3,704	2,574,198	0	2,574,198
Homestead Credits									17

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: 0 0 **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	0

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: 0 0 **Amount of 06-30-2016 Cash Balance Restricted for LMI**

Projects For WINTERSET CORKREAN/WATTS PLATT 2 URBAN RENEWAL

Corkrean & Watts Plat 2

Description:	Corkrean & Watts Development Agreement
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

LMI Requirement

Description:	Set aside LMI revenue to LMI Grant Fund
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For WINTERSET CORKREAN/WATTS PLATT 2 URBAN RENEWAL

Corkrean & Watts Dev. Agr.

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/16/2003
FY of Last Payment:	2015

LMI Requirement

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/16/2003
FY of Last Payment:	2015

Non-Rebates For WINTERSET CORKREAN/WATTS PLATT 2 URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	LMI Requirement
Tied To Project:	LMI Requirement

Rebates For WINTERSET CORKREAN/WATTS PLATT 2 URBAN RENEWAL

Corkrean & Watts Plat 2

TIF Expenditure Amount:	0
Rebate Paid To:	Corkrean & Watts Development Co
Tied To Debt:	Corkrean & Watts Dev. Agr.
Tied To Project:	Corkrean & Watts Plat 2
Projected Final FY of Rebate:	2016

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CORKREAN/WATTS PLATT 2 URBAN RENEWAL (61007)
 TIF Taxing District Name: WINTERSET CITY AG/WINTERSET SCH/CORKREAN WATTS TIF INCR
 TIF Taxing District Inc. Number: 61112

TIF Taxing District Base Year:	2002	UR Designation	
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	06/2003

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	0	0	0	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CORKREAN/WATTS PLATT 2 URBAN RENEWAL (61007)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/CORKREAN WATTS TIF INCR
 TIF Taxing District Inc. Number: 61114

TIF Taxing District Base Year:	2002	UR Designation	
FY TIF Revenue First Received:	2007	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	06/2003

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,625,400	0	0	0	-3,704	4,621,696	0	4,621,696
Taxable	0	2,577,902	0	0	0	-3,704	2,574,198	0	2,574,198
Homestead Credits									17

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	7,900	2,574,198	0	2,574,198	87,940

FY 2016 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CRYSTAL FALLS URBAN RENEWAL
 UR Area Number: 61008

UR Area Creation Date: 06/2003

UR Area Purpose: To stimulate new residential housing and to assist low and moderate income families with their housing needs.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WINTERSET CITY AG/WINTERSET SCH/CRYSTAL FALLS TIF INCR	61115	61116	0
WINTERSET CITY/WINTERSET SCH/CRYSTAL FALLS TIF WFD INCR	61117	61118	0

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: 0 0 **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	0

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: 0 0 **Amount of 06-30-2016 Cash Balance Restricted for LMI**

Projects For WINTERSET CRYSTAL FALLS URBAN RENEWAL

Glenwood Development

Description:	Glenwood Villas & Glenwood Plat 1
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

LMI requirement

Description:	LMI housing assistance
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For WINTERSET CRYSTAL FALLS URBAN RENEWAL

Glenwood Dev. Agr.

Debt/Obligation Type:	Rebates
Principal:	850,000
Interest:	0
Total:	850,000
Annual Appropriation?:	Yes
Date Incurred:	07/15/2015
FY of Last Payment:	2028

LMI Requirement

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	517,879
Interest:	0
Total:	517,879
Annual Appropriation?:	No
Date Incurred:	07/15/2015
FY of Last Payment:	2028

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2016

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CRYSTAL FALLS URBAN RENEWAL (61008)
 TIF Taxing District Name: WINTERSET CITY AG/WINTERSET SCH/CRYSTAL FALLS TIF INCR
 TIF Taxing District Inc. Number: 61116

TIF Taxing District Base Year: 2002
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2003

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	0	0	0	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CRYSTAL FALLS URBAN RENEWAL (61008)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/CRYSTAL FALLS TIF WFD INCR
 TIF Taxing District Inc. Number: 61118

TIF Taxing District Base Year: 2002
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2003

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	0	0	0	0	0

FY 2016 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET ARBOR PARK URBAN RENEWAL
 UR Area Number: 61009
 UR Area Creation Date: 10/2006

UR Area Purpose: To stimulate private investment in new residential housing. To finance the costs of streets, water, sanitary & storm sewers, or other public facilities in support of new housing development. To provide assistance for LMI housing on a City-wide basis.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WINTERSET CITY/WINTERSET SCH-ARBOR PARK WFD INCR	61119	61120	608,193
WINTERSET CITY/WINTERSET SCHOOL/ ARBOR PARK LOT 2 PLAT1/ WFD INCREMENT	61128	61129	98,983
WINTERSET CITY/ WINTERSET SCH/ARBOR PARK/WFD -INCR	61146	61147	191,890
WINTERSET CITY/WINTERSET SCH/ARBOR PARK P1 LOT 13 TIF INCREM	61165	61166	96,029
WINTERSET CITY/WINTERSET SCH/WFD/ARBOR PARK P1 LOT 11 TIF INCREM	61173	61174	108,179

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,986,200	0	0	0	-3,704	1,982,496	0	1,982,496
Taxable	0	1,106,978	0	0	0	-3,704	1,103,274	0	1,103,274
Homestead Credits									8

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: **41,292** **41,292** **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 37,713
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 37,713

Rebate Expenditures: 23,608
 Non-Rebate Expenditures: 3,193
 Returned to County Treasurer: 0
Total Expenditures: 26,801

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: **52,204** **52,204** **Amount of 06-30-2016 Cash Balance Restricted for LMI**

Projects For WINTERSET ARBOR PARK URBAN RENEWAL

Arbor Park Development Agr

Description:	residential development
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

LMI Requirement

Description:	LMI housing assistance
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For WINTERSET ARBOR PARK URBAN RENEWAL

Arbor Park Development Agr

Debt/Obligation Type:	Rebates
Principal:	226,810
Interest:	0
Total:	226,810
Annual Appropriation?:	Yes
Date Incurred:	10/02/2006
FY of Last Payment:	2019

LMI Requirement

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	135,506
Interest:	0
Total:	135,506
Annual Appropriation?:	No
Date Incurred:	10/02/2006
FY of Last Payment:	2019

Arbor Park Plat 2 Dev.Agr.

Debt/Obligation Type:	Rebates
Principal:	270,000
Interest:	0
Total:	270,000
Annual Appropriation?:	Yes
Date Incurred:	05/18/2015
FY of Last Payment:	2037

LMI Requirement Plat 2

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	164,503
Interest:	0
Total:	164,503
Annual Appropriation?:	No
Date Incurred:	05/18/2015
FY of Last Payment:	2037

Non-Rebates For WINTERSET ARBOR PARK URBAN RENEWAL

TIF Expenditure Amount:	3,193
Tied To Debt:	LMI Requirement
Tied To Project:	LMI Requirement

Rebates For WINTERSET ARBOR PARK URBAN RENEWAL

Arbor Park Development Agr

TIF Expenditure Amount:	23,608
Rebate Paid To:	Corkrean Development Inc.
Tied To Debt:	Arbor Park Development Agr
Tied To Project:	Arbor Park Development Agr
Projected Final FY of Rebate:	2019

Income Housing For WINTERSET ARBOR PARK URBAN RENEWAL

Amount of FY 2016 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	3,192
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Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	2,099
Grants, credits or other direct assistance to low and moderate income families:	1,093
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	14,105
Other low and moderate income housing assistance:	0

▲ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET ARBOR PARK URBAN RENEWAL (61009)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH-ARBOR PARK WFD INCR
 TIF Taxing District Inc. Number: 61120
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2006

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,097,900	0	0	0	-3,704	1,094,196	0	1,094,196
Taxable	0	611,897	0	0	0	-3,704	608,193	0	608,193
Homestead Credits									5

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	98,000	608,193	608,193	0	0

FY 2016 TIF Revenue Received: 20,799

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET ARBOR PARK URBAN RENEWAL (61009)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCHOOL/ ARBOR PARK LOT 2 PLAT1/ WFD INCREMENT
 TIF Taxing District Inc. Number: 61129
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2006

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	177,600	0	0	0	0	177,600	0	177,600
Taxable	0	98,983	0	0	0	0	98,983	0	98,983
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	300	98,983	98,983	0	0

FY 2016 TIF Revenue Received: 3,382

▲ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET ARBOR PARK URBAN RENEWAL (61009)
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ARBOR PARK/WFD -INCR
 TIF Taxing District Inc. Number: 61147
 TIF Taxing District Base Year: 2009
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2006

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	344,300	0	0	0	0	344,300	0	344,300
Taxable	0	191,890	0	0	0	0	191,890	0	191,890
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	33,300	191,890	191,890	0	0

FY 2016 TIF Revenue Received: 6,556

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET ARBOR PARK URBAN RENEWAL (61009)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/ARBOR PARK P1 LOT 13 TIF INCREM
 TIF Taxing District Inc. Number: 61166
 TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	172,300	0	0	0	0	172,300	0	172,300
Taxable	0	96,029	0	0	0	0	96,029	0	96,029
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	12,000	96,029	96,029	0	0

FY 2016 TIF Revenue Received: 3,280

TIF Taxing District Data Collection

Local Government Name:	WINTERSET (61G583)
Urban Renewal Area:	WINTERSET ARBOR PARK URBAN RENEWAL (61009)
TIF Taxing District Name:	WINTERSET CITY/WINTERSET SCH/WFD/ARBOR PARK P1 LOT 11 TIF INCREM
TIF Taxing District Inc. Number:	61174
TIF Taxing District Base Year:	2013
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	194,100	0	0	0	0	194,100	0	194,100
Taxable	0	108,179	0	0	0	0	108,179	0	108,179
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	11,300	108,179	108,179	0	0

FY 2016 TIF Revenue Received: 3,696

Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CEDAR WOODS URBAN RENEWAL
 UR Area Number: 61010
 UR Area Creation Date: 11/2006

UR Area Purpose: To stimulate private investment in new residential development. To help finance the cost of streets, water, sanitary & storm sewer and other public facilities to support housing development. To provide assistance for LMI housing on a City-wide basis.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WINTERSET CITY/WINTERSET SCH-CEDAR WOODS URB WFD INCR	61124	61125	590,874
WINTERSET CITY/WINTERSET SCH/ CEDARWOODS / WFD INCREMENT	61130	61131	442,690
WINTERSET CORP WINTERSET SCH CEDAR WOODS- INCREMENT	61157	61158	131,420
WINTERSET CITY/WINTERSET SCH/CEDAR WOODS P1 LOTS 28 & 30 TIF INCREM	61167	61168	414,768

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,837,800	0	0	0	-1,852	2,835,948	0	2,835,948
Taxable	0	1,581,604	0	0	0	-1,852	1,579,752	0	1,579,752
Homestead Credits									7

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: **47,574** **47,574** **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 53,978
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 53,978

Rebate Expenditures: 33,790
 Non-Rebate Expenditures: 3,905
 Returned to County Treasurer: 0
Total Expenditures: 37,695

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: **63,857** **63,857** **Amount of 06-30-2016 Cash Balance Restricted for LMI**

Projects For WINTERSET CEDAR WOODS URBAN RENEWAL

Cedar Woods Development

Description:	Cedar Woods Plat 1 Development
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

LMI Requirement

Description:	LMI housing assistance
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For WINTERSET CEDAR WOODS URBAN RENEWAL

Cedar Woods Development Agr.

Debt/Obligation Type:	Rebates
Principal:	642,573
Interest:	0
Total:	642,573
Annual Appropriation?:	Yes
Date Incurred:	11/20/2006
FY of Last Payment:	2028

LMI Requirement

	Outstanding LMI Housing
Debt/Obligation Type:	Obligations
Principal:	383,901
Interest:	0
Total:	383,901
Annual Appropriation?:	No
Date Incurred:	11/20/2006
FY of Last Payment:	2028

Non-Rebates For WINTERSET CEDAR WOODS URBAN RENEWAL

TIF Expenditure Amount:	3,905
Tied To Debt:	LMI Requirement
Tied To Project:	LMI Requirement

Rebates For WINTERSET CEDAR WOODS URBAN RENEWAL

Cedar Woods

TIF Expenditure Amount:	33,790
Rebate Paid To:	Zuendel Investments, Inc.
Tied To Debt:	Cedar Woods Development Agr.
Tied To Project:	Cedar Woods Development
Projected Final FY of Rebate:	2028

Income Housing For WINTERSET CEDAR WOODS URBAN RENEWAL

Amount of FY 2016 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	3,905
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Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	2,568
Grants, credits or other direct assistance to low and moderate income families:	1,337
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	20,188
Other low and moderate income housing assistance:	0

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CEDAR WOODS URBAN RENEWAL (61010)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH-CEDAR WOODS URB WFD INCR
 TIF Taxing District Inc. Number: 61125
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2006

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,063,500	0	0	0	-1,852	1,061,648	0	1,061,648
Taxable	0	592,726	0	0	0	-1,852	590,874	0	590,874
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	5,400	590,874	590,874	0	0

FY 2016 TIF Revenue Received: 20,197

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CEDAR WOODS URBAN RENEWAL (61010)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/ CEDARWOODS / WFD INCREMENT
 TIF Taxing District Inc. Number: 61131
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2006

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	794,300	0	0	0	0	794,300	0	794,300
Taxable	0	442,690	0	0	0	0	442,690	0	442,690
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	14,300	442,690	442,690	0	0

FY 2016 TIF Revenue Received: 15,123

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CEDAR WOODS URBAN RENEWAL (61010)
 TIF Taxing District Name: WINTERSET CORP WINTERSET SCH CEDAR WOODS- INCREMENT
 TIF Taxing District Inc. Number: 61158
 TIF Taxing District Base Year: 2011
 FY TIF Revenue First Received: 2011
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2006

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	235,800	0	0	0	0	235,800	0	235,800
Taxable	0	131,420	0	0	0	0	131,420	0	131,420
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	6,600	131,420	131,420	0	0

FY 2016 TIF Revenue Received: 4,489

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CEDAR WOODS URBAN RENEWAL (61010)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/CEDAR WOODS P1 LOTS 28 & 30 TIF INCREM
 TIF Taxing District Inc. Number: 61168
 TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received: 2014
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2006

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	744,200	0	0	0	0	744,200	0	744,200
Taxable	0	414,768	0	0	0	0	414,768	0	414,768
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	21,800	414,768	414,768	0	0

FY 2016 TIF Revenue Received: 14,169

Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CORKREAN/WATTS PLATT 5 URBAN RENEWAL
 UR Area Number: 61011
 UR Area Creation Date: 09/2006

UR Area Purpose: To stimulate new residential housing development and to assist low & moderate income families with their housing needs.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WINTERSET CITY/WINTERSET SCH-CORKREAN/WATTS PLAT# 5 WFD INCR	61121	61122	466,074
WINTERSET CITY/WINTERSET SCH CORKREAN WATTS PLAT#5/ WFD INCREMENT	61132	61133	383,322
WINTERSET CITY/WINTERSET SCH- CORKREAN/WATTS PLAT5/ WFD -INCR	61148	61149	122,113
WINTERSET CORP WINTERSET SCH CORKREAN/WATTS PLAT #5/ WFD -TIFF INCR	61159	61160	107,176
WINTERSET CITY/WINTERSET SCH/CORKREAN-WATTS P5 LOTS 3 9A 9B 12 TIF INCREM	61163	61164	454,872
WINTERSET CITY/WINTERSET SCH/WFD/CORKREAN-WATTS P5 LOTS 16 18 24A 24B 29 TIF INCR	61177	61178	453,213

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,584,700	0	0	0	-11,112	3,573,588	0	3,573,588
Taxable	0	1,997,882	0	0	0	-11,112	1,986,770	0	1,986,770
Homestead Credits									11

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: **311,264** **245,434** **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 67,938
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 67,938

Rebate Expenditures: 42,529
 Non-Rebate Expenditures: 11,338
 Returned to County Treasurer: 0
Total Expenditures: 53,867

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: **325,335** **259,504** **Amount of 06-30-2016 Cash Balance Restricted for LMI**

Projects For WINTERSET CORKREAN/WATTS PLATT 5 URBAN RENEWAL

Corkrean & Watts Plat 5

Description:	Corkrean & Watts Plat 5 development
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

LMI Requirement

Description:	LMI housing assistance
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For WINTERSET CORKREAN/WATTS PLATT 5 URBAN RENEWAL

Corkrean & Watts Plat 5 Dev.Agr.

Debt/Obligation Type:	Rebates
Principal:	387,773
Interest:	0
Total:	387,773
Annual Appropriation?:	Yes
Date Incurred:	10/02/2006
FY of Last Payment:	2028

LMI Requirement

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	231,673
Interest:	0
Total:	231,673
Annual Appropriation?:	No
Date Incurred:	10/02/2006
FY of Last Payment:	2028

Non-Rebates For WINTERSET CORKREAN/WATTS PLATT 5 URBAN RENEWAL

TIF Expenditure Amount:	11,338
Tied To Debt:	LMI Requirement
Tied To Project:	LMI Requirement

Rebates For WINTERSET CORKREAN/WATTS PLATT 5 URBAN RENEWAL

Corkrean & Watts Plat 5

TIF Expenditure Amount:	42,529
Rebate Paid To:	Corkrean & Watts Development Co.
Tied To Debt:	Corkrean & Watts Plat 5 Dev.Agr.
Tied To Project:	Corkrean & Watts Plat 5
Projected Final FY of Rebate:	2028

Income Housing For WINTERSET CORKREAN/WATTS PLATT 5 URBAN RENEWAL

Amount of FY 2016 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	11,338
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Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	7,456
Grants, credits or other direct assistance to low and moderate income families:	3,882
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	25,409
Other low and moderate income housing assistance:	0

TIF Taxing District Data Collection

Local Government Name:	WINTERSET (61G583)
Urban Renewal Area:	WINTERSET CORKREAN/WATTS PLATT 5 URBAN RENEWAL (61011)
TIF Taxing District Name:	WINTERSET CITY/WINTERSET SCH-CORKREAN/WATTS PLAT# 5 WFD INCR
TIF Taxing District Inc. Number:	61122
TIF Taxing District Base Year:	2007
FY TIF Revenue First Received:	2010
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2028

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2006

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	842,900	0	0	0	-3,704	839,196	0	839,196
Taxable	0	469,778	0	0	0	-3,704	466,074	0	466,074
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	500	466,074	466,074	0	0

FY 2016 TIF Revenue Received: 15,943

TIF Taxing District Data Collection

Local Government Name:	WINTERSET (61G583)
Urban Renewal Area:	WINTERSET CORKREAN/WATTS PLATT 5 URBAN RENEWAL (61011)
TIF Taxing District Name:	WINTERSET CITY/WINTERSET SCH CORKREAN WATTS PLAT#5/ WFD INCREMENT
TIF Taxing District Inc. Number:	61133
TIF Taxing District Base Year:	2008
FY TIF Revenue First Received:	2011
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2028

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2006

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	691,100	0	0	0	-1,852	689,248	0	689,248
Taxable	0	385,174	0	0	0	-1,852	383,322	0	383,322
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	400	383,322	383,322	0	0

FY 2016 TIF Revenue Received: 13,107

TIF Taxing District Data Collection

Local Government Name:	WINTERSET (61G583)
Urban Renewal Area:	WINTERSET CORKREAN/WATTS PLATT 5 URBAN RENEWAL (61011)
TIF Taxing District Name:	WINTERSET CITY/WINTERSET SCH- CORKREAN/WATTS PLAT5/ WFD -INCR
TIF Taxing District Inc. Number:	61149
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2012
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2028

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2006

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	219,100	0	0	0	0	219,100	0	219,100
Taxable	0	122,113	0	0	0	0	122,113	0	122,113
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	100	122,113	122,113	0	0

FY 2016 TIF Revenue Received: 4,172

TIF Taxing District Data Collection

Local Government Name:	WINTERSET (61G583)
Urban Renewal Area:	WINTERSET CORKREAN/WATTS PLATT 5 URBAN RENEWAL (61011)
TIF Taxing District Name:	WINTERSET CORP WINTERSET SCH CORKREAN/WATTS PLAT #5/ WFD -TIFF INCR
TIF Taxing District Inc. Number:	61160
TIF Taxing District Base Year:	2011
FY TIF Revenue First Received:	2014
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2006

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	192,300	0	0	0	0	192,300	0	192,300
Taxable	0	107,176	0	0	0	0	107,176	0	107,176
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	14,900	107,176	107,176	0	0

FY 2016 TIF Revenue Received: 3,662

TIF Taxing District Data Collection

Local Government Name:	WINTERSET (61G583)
Urban Renewal Area:	WINTERSET CORKREAN/WATTS PLATT 5 URBAN RENEWAL (61011)
TIF Taxing District Name:	WINTERSET CITY/WINTERSET SCH/CORKREAN-WATTS P5 LOTS 3 9A 9B 12
TIF INCREM	
TIF Taxing District Inc. Number:	61164
TIF Taxing District Base Year:	2012
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	822,800	0	0	0	-3,704	819,096	0	819,096
Taxable	0	458,576	0	0	0	-3,704	454,872	0	454,872
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	51,200	454,872	454,872	0	0

FY 2016 TIF Revenue Received: 15,561

TIF Taxing District Data Collection

Local Government Name:	WINTERSET (61G583)
Urban Renewal Area:	WINTERSET CORKREAN/WATTS PLATT 5 URBAN RENEWAL (61011)
TIF Taxing District Name:	WINTERSET CITY/WINTERSET SCH/WFD/CORKREAN-WATTS P5 LOTS 16 18
24A 24B 29 TIF INCR	
TIF Taxing District Inc. Number:	61178
TIF Taxing District Base Year:	2013
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	816,500	0	0	0	-1,852	814,648	0	814,648
Taxable	0	455,065	0	0	0	-1,852	453,213	0	453,213
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	63,100	453,213	453,213	0	0

FY 2016 TIF Revenue Received: 15,493

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Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET NORTH STONE VILLAGE
 UR Area Number: 61012
 UR Area Creation Date: 05/2007

UR Area Purpose: To stimulate private investment in new commercial and residential development, to help finance the cost of public improvements, to provide assistance for LMI housing on a City-wide basis, and to increase the number of affordable housing units.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WINTERSET CITY/WINTERSET SCH/ NORTH STONE VLG PLAT 1 (INCREMENT) / WFD	61126	61127	813,600
WINTERSET CITY/WINTERSET SCH/NORTH STONE VLG FAREWAY TIF INCREM	61171	61172	2,098,890

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,236,100	0	0	0	3,236,100	0	3,236,100
Taxable	0	0	2,912,490	0	0	0	2,912,490	0	2,912,490
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: 0 0 **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 99,499
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 99,499

Rebate Expenditures: 95,964
 Non-Rebate Expenditures: 3,535
 Returned to County Treasurer: 0
Total Expenditures: 99,499

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: 0 0 **Amount of 06-30-2016 Cash Balance Restricted for LMI**

Projects For WINTERSET NORTH STONE VILLAGE

North Stone Village Phase 1

Description:	commercial development
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Fareway Store

Description:	Fareway Store construction
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

8th Avenue Paving

Description:	paving 8th Avenue
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Clark Insurance

Description:	commercial development
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

4th Avenue Paving

Description:	paving 4th Avenue
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Cobblestone Inn

Description:	hotel development
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For WINTERSET NORTH STONE VILLAGE

North Stone Village Dev. Agr.

Debt/Obligation Type:	Rebates
Principal:	297,766
Interest:	0
Total:	297,766
Annual Appropriation?:	Yes
Date Incurred:	05/21/2007
FY of Last Payment:	2028

Fareway Store Dev. Agr.

Debt/Obligation Type:	Rebates
Principal:	241,886
Interest:	0
Total:	241,886
Annual Appropriation?:	Yes
Date Incurred:	10/17/2011
FY of Last Payment:	2019

2012 GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	190,000
Interest:	23,638
Total:	213,638
Annual Appropriation?:	No
Date Incurred:	03/29/2012
FY of Last Payment:	2023

Scot Clark Dev. Agr.

Debt/Obligation Type:	Rebates
Principal:	57,500
Interest:	0
Total:	57,500
Annual Appropriation?:	Yes
Date Incurred:	11/04/2013
FY of Last Payment:	2021

4th Avenue Paving Dev.Agr.

Debt/Obligation Type:	Rebates
Principal:	170,000
Interest:	0
Total:	170,000
Annual Appropriation?:	Yes
Date Incurred:	08/29/2013
FY of Last Payment:	2025

Winterset Hotel Group

Debt/Obligation Type:	Rebates
Principal:	580,000
Interest:	0
Total:	580,000
Annual Appropriation?:	Yes
Date Incurred:	10/08/2014
FY of Last Payment:	2027

Non-Rebates For WINTERSET NORTH STONE VILLAGE

TIF Expenditure Amount:	3,535
Tied To Debt:	2012 GO Bond
Tied To Project:	8th Avenue Paving

Rebates For WINTERSET NORTH STONE VILLAGE

North Stone Village Phase 1

TIF Expenditure Amount:	47,045
Rebate Paid To:	Corkrean Properties LLC
Tied To Debt:	North Stone Village Dev. Agr.
Tied To Project:	North Stone Village Phase 1
Projected Final FY of Rebate:	2028

Fareway Store

TIF Expenditure Amount:	48,919
Rebate Paid To:	Fareway Stores Inc.
Tied To Debt:	Fareway Store Dev. Agr.
Tied To Project:	Fareway Store
Projected Final FY of Rebate:	2019

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TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET NORTH STONE VILLAGE (61012)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/ NORTH STONE VLG PLAT 1
 (INCREMENT) / WFD
 TIF Taxing District Inc. Number: 61127
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received: 2011
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2007

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	904,000	0	0	0	904,000	0	904,000
Taxable	0	0	813,600	0	0	0	813,600	0	813,600
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	800	813,600	813,600	0	0

FY 2016 TIF Revenue Received: 27,796

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET NORTH STONE VILLAGE (61012)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/NORTH STONE VLG FAREWAY TIF
 INCREM
 TIF Taxing District Inc. Number: 61172
 TIF Taxing District Base Year: 2011
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,332,100	0	0	0	2,332,100	0	2,332,100
Taxable	0	0	2,098,890	0	0	0	2,098,890	0	2,098,890
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	160,200	2,098,890	2,098,890	0	0

FY 2016 TIF Revenue Received: 71,703

Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET NELSON ACRES URBAN RENEWAL
 UR Area Number: 61014
 UR Area Creation Date: 02/2011

UR Area Purpose: To promote and stimulate new LMI residential housing development. Housing units completed in connection with this project will be purchased exclusively by families of low & moderate income.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WINTERSET CITY/WINTERSET SCH/ NELSON ACR- PLAT# 4/ WFD-INCREMENT	61155	61156	97,255
WINTERSET CORP WINTERSET SCH NELSON ACRES PLAT4 -INCR	61161	61162	91,236
WINTERSET CITY/WINTERSET SCH/WFD/NELSON ACRES P4 LOT 8 TIF INCR	61175	61176	51,051

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	429,800	0	0	0	0	429,800	0	429,800
Taxable	0	239,542	0	0	0	0	239,542	0	239,542
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: 0 0 **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 8,185
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 8,185

Rebate Expenditures: 8,185
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 8,185

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: 0 0 **Amount of 06-30-2016 Cash Balance Restricted for LMI**

Projects For WINTERSET NELSON ACRES URBAN RENEWAL

Nelson Acres Development

Description:	Nelson Acres LMI Housing Development
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For WINTERSET NELSON ACRES URBAN RENEWAL

Nelson Acres Development Agr.

Debt/Obligation Type:	Rebates
Principal:	165,513
Interest:	0
Total:	165,513
Annual Appropriation?:	Yes
Date Incurred:	03/21/2011
FY of Last Payment:	2027

Rebates For WINTERSET NELSON ACRES URBAN RENEWAL

Nelson Acres Development Agr.

TIF Expenditure Amount:	8,185
Rebate Paid To:	Winterset Comm School District
Tied To Debt:	Nelson Acres Development Agr.
Tied To Project:	Nelson Acres Development
Projected Final FY of Rebate:	2027

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2016

♣ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET NELSON ACRES URBAN RENEWAL (61014)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/ NELSON ACR- PLAT# 4/ WFD-
 INCREMENT
 TIF Taxing District Inc. Number: 61156
 TIF Taxing District Base Year: 2010
 FY TIF Revenue First Received: 2013
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2011

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	174,500	0	0	0	0	174,500	0	174,500
Taxable	0	97,255	0	0	0	0	97,255	0	97,255
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	800	97,255	97,255	0	0

FY 2016 TIF Revenue Received: 3,323

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET NELSON ACRES URBAN RENEWAL (61014)
 TIF Taxing District Name: WINTERSET CORP WINTERSET SCH NELSON ACRES PLAT4 -INCR
 TIF Taxing District Inc. Number: 61162
 TIF Taxing District Base Year: 2011
 FY TIF Revenue First Received: 2014
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2011

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	163,700	0	0	0	0	163,700	0	163,700
Taxable	0	91,236	0	0	0	0	91,236	0	91,236
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	800	91,236	91,236	0	0

FY 2016 TIF Revenue Received: 3,118

TIF Taxing District Data Collection

Local Government Name:	WINTERSET (61G583)
Urban Renewal Area:	WINTERSET NELSON ACRES URBAN RENEWAL (61014)
TIF Taxing District Name:	WINTERSET CITY/WINTERSET SCH/WFD/NELSON ACRES P4 LOT 8 TIF INCR
TIF Taxing District Inc. Number:	61176
TIF Taxing District Base Year:	2013
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	91,600	0	0	0	0	91,600	0	91,600
Taxable	0	51,051	0	0	0	0	51,051	0	51,051
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	800	51,051	51,051	0	0

FY 2016 TIF Revenue Received: 1,744